Name of Claimant SATO, Tsutae Case 501

Custodian File 10353

| REAL PROPERTY | | | | | | | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Greater Vancouver | | Rural (except V.L.A.) | | | V.L.A. (except Mission Village) | | | V.L.A. Mission Village | | | |
| Sale Price | 5% thereof & 12.50 | Sale Price | 10% thereof | Charges 12.50 & Comm. | Sale Price | Total Award 80% of all Sale Prices | | Sale Price | Total Award 125% of all Sale Prices: | | |
| | | | | | | % of Total | Amount | | % of Total | Amount | |
| 900.00 | 45.00<br>12.50 | | | | | | | | | | 257,50 |

| PERSONAL PROPERTY | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Motor Vehicles | | Boats and Boat Gear | | | | | | |
| Sale Price | 25% thereof | Sale Price | Nelson Bros. 23.5% of Sale Price | Other Sales 28.5% of Sale Price | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing | 45% of amount in next preceding column | |
| | | | | | | | | |

| NETS | | | | | | |
|---|---|---|---|---|---|---|
| Total award for Nets plus Sale Price | Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing | Percentage Total Award to Total Claim | Claim for Nets Sold Declared Not Found, & Recorded Now Missing | Apply % ratio to Claim | Deduct Custodian Sale Price | |
| | | | | | | |

| MISCELLANEOUS CHATTELS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Claim for goods Sold By Auction | Sale Price of Goods Sold By Auction | Rebates of charges 30% of Sale Price | Ratio in % of Sale Price to Claim | Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid | Application of % ratio to amount in next preceding column | Sale Price of goods Sold by Tender | 12% of Sale Price | |
| | | | General ratio to apply | 1055.00 | 485.30<br>~~458.30~~ | | | 485.30 |

| | |
|---|---|
| TOTAL RECOMMENDATION | 742.80 |

1540

CASE NO: 501.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

April 2nd, 1948.

IN THE MATTER OF THE CLAIM OF

TSUTAE SATO.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 501.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10 Lethbridge, Alberta,

April 2nd, 1948.

IN THE MATTER OF THE CLAIM OF

TSUTAE SATO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

| | |
|---|---|
| J.W.G. HUNTER, Esq., | appearing for the Dominion Government. |
| W.E. HUCKVALE, Esq., | appearing for the Claimant. |

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| | |
|---|---|
| A. WATSON, Esq., | Secretary. |
| D.J. HANDFORD, Esq., | Official Interpreter. |
| T.P. HORROBIN, Esq., | Official Reporter. |

30

MR. HUCKVALE: Your Lordship will remember there were two claims, and you agreed to hear the personal one of Mr. T. Sato. If it suits my friend's convenience, I would sooner get the personal one out of the way before we deal with the claim of the Association.

TSUTAE SATO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

10 DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Sato, you are submitting a claim with respect to certain real estate which you describe as 1828 Pandora Street in Vancouver? A: Yes.

Q And with respect to that real estate you instructed me to prepare this form? A: Yes.

Q And did you sign it? A: Yes.

Q And have you read it over? A: Yes.

Q And are the statements contained in that form true and correct? A: Yes.

20 (STATEMENT MARKED EXHIBIT NO. 1).

Q Now I believe you had some correspondence with the Custodian respecting insurance on that dwelling house? A: Yes.

Q I show you this letter (producing). Is that the letter that you received from the Office of the Custodian? A: Yes.

MR. HUCKVALE: This is a letter, sir, addressed to the claimant dated April 22nd, 1944, (reading). I tender that, sir.

30 (LETTER MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Perhaps my friend would file his appraisal, the advertisement for tenders, the successful tender, and a letter from Messrs. Pemberton that came in after the property was sold.

MR. HUNTER: Loewen & Harvey's appraisal of June 12th, 1944, is for $900.00, my lord.

(APPRAISAL MARKED EXHIBIT NO. 3).

MR. HUNTER: I don't think, my lord, there is any advertisement in thisfile.

10 MR. HUCKVALE: Perhaps my friend would admit that the property was sold for $900.00 to some people named Finskar, who were tenants of that property.

THE COMMISSIONER: The sale was in 1944?

MR. HUNTER: Yes, my lord, the 7th of July, 1944.

MR. HUCKVALE: And following the sale for $900.00 to those tenants, an offer for $1100.00 was received from the Pemberton Realty Company. I think I am correct in that.

MR. HUNTER: That is correct, my lord. After the

20 previous offer had been accepted,this later offer came in.

THE COMMISSIONER: Yes, I see.

MR. HUCKVALE: Q: Mr. Sato, do you know this person who was the tenant in your house named Finskar?

A Yes.

MR. HUCKVALE: I will point out at this time, sir, that the next questions I am going to ask are purely hearsay but they are hearsay of a nature that can be easily investigated. It deals with the

30 selling price by the tenant after he sold it.

THE COMMISSIONER: All right, I will receive it for what it is worth.

MR. HUCKVALE: Q: Did you see Mr. Finskar in Vancouver in recent times? A: In September of last year.

Q September of 1947. Did he tell you anything about his selling of the house that we are talking about?

A Yes.

Q Q And what had he sold it for, according to what he told you? A: He told me he sold it for

10 $3500.00.

Q Did he tell you he had listed it with any agencies?

THE COMMISSIONER: You have all this in your statement, Exhibit 1.

MR. HUCKVALE: Yes, I am going to put in the listing, sir.

THE COMMISSIONER: That is of less value, I think, than the fact it was sold for $3500.00.

MR. HUCKVALE: The listing was for $3600.00.

THE COMMISSIONER: I might list a place for $10,000.00 and only get $3000.00 for it. I do not think

20 that is of any value.

MR. HUNTER: I think the most valuable part of the evidence is that we must not overlook the fact the sale was made in 1947.

MR. HUCKVALE: Q: In respect of that property did you have some correspondence with Messrs. A.E. Austin & Company of Vancouver?

THE COMMISSIONER: He has verified all this in Exhibit 1.

MR. HUCKVALE: Yes. I can put in the actual letter.

Q Is that the reply you got from Austin & Company?

30 A Yes.

MR. HUCKVALE: I will tender that, sir.

(LETTER MARKED EXHIBIT NO. 4).

Q You also have a claim, Mr. Sato, respecting certain personal chattels? A: Yes.

Q And you have listed those chattels in your original claim? A: Yes.

Q And with respect to those chattels, you asked me to draw this document? A: Yes.

Q And then you signed it, and is it true and correct?

10 A Yes.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. HUCKVALE: I would ask my friend to file the claims analysis as well as the J.P. form.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 6).

MR. HUCKVALE: I want to get him to identify this J.P. form.

Q Did you sign this document, Mr. Sato?

A Yes.

MR. HUCKVALE: I will tender this, my lord, but I would

20 like to direct my learned friend's attention to the left hand column of the analysis respecting the property stored at 439 Alexander Street. You will notice there are five boxes of chinaware, but some place in this analysis apparently they have declared that there is -- no, I am wrong, I am sorry.

THE COMMISSIONER: They show in item 14, "chinawares, 5 boxes less one".

MR. HUCKVALE: Yes. That is in the J.P. form and

30 apparently in the analysis. I thought he had left

them out but apparently they are there.

(J.P. FORM MARKED EXHIBIT NO. 7).

MR. HUCKVALE: On the personal chattel form, sir, there is a typographical error in the third last word. I have "lifted". It should be, of course, "listed".

THE COMMISSIONER: Oh yes. It has been changed in my copy.

MR. HUCKVALE: Q: I take it on your statement attached to your claim form you have given a correct account of the chattels that you had at either of these two places? A: Yes.

MR. HUCKVALE: That is all. Will you answer Mr. Hunter, please?

THE COMMISSIONER: Just before you open, Mr. Hunter, there is one feature of this claim that I think ought to be clarified from the point of view of the claimant.

Q Your counsel has put in a letter from Austin & Company referring to their valuation of your property made in 1948, when they say that the value should be put at $3600.00, and there is the other evidence that it was sold in 1947 for $3500.00. A: Yes.

THE COMMISSIONER: Now, so far as I am concerned, I must look at the value of the property, or the fair market value in 1944, when it was sold, and not the value in 1947 which was substantially greater in all property. My purpose, Mr. Huckvale, in making these comments is that I do not wish this man to go away from here with the idea that

because the property was worth very much more in 1947, due to peculiar market conditions, that he is entitled to think in those terms.

MR. HUCKVALE: No. All we can do is make a relation.

THE COMMISSIONER: Yes, but I feel it is my duty to point out it was 1944.

MR. HUCKVAEE: I think he understands there was a rising market.

THE INTERPRETER: The witness says he understands that.

10 MR. HUNTER: It is submitted, my lord, that the property was sold for its fair market value. It is submitted that the personal property sold was sold for its fair market value. It is submitted that the personal property was left under the custody, control or management of some person other than the Custodian, appointed by the owner, and that accordingly until such property was taken under the custody, control or management of the Custodian it is not within the terms of reference. It is

20 submitted, in any event, that the prices claimed for the personal chattels not sold are exorbitant. May I see Exhibit 7, please, the J.P. form?

CROSS-EXAMINATION BY MR. HUNTER:

Q Now, Mr. Sato, when you left the Coast, you left certain of your chattels at 439 Alexander Street?

A Yes.

Q And this property and the chattels in it were left in the care of Pemberton's Limited, were they?

30 A At the beginning, yes.

Q And did you ever do anything to remove them from the custody of Pemberton's? A: No.

Q They continued to look after the property?

A Yes.

MR. HUNTER: It is submitted, my lord, for my friend's benefit at a later date when the Custodian came into this picture, it was reported to him there had been a break-in of this place and he then removed things. The real property, I believe, is entirely a question of value.

Q This four piece dinette set, Mr. Sato, when did you buy that, or 5 pieces? A: 1928.

Q And what wood was it made from?

A Hard wood.

Q What kind? A: I don't know what kind of wood. It was a walnut finish.

Q Are you sure it was even hardwood? How do you know?

A Yes, I am sure it was hardwood.

Q How do you know? A: Well, because I used it and could see it.

Q What type of book shelves were these?

A There were two, one with five glass doors which lifted up, and one small open bookcase.

Q These were bookcases, were they, not book shelves?

A The small one was a bookshelf.

Q The other one was one of these sectional book cases, was it? A: Yes.

Q I see. What do you mean by lacquered goods?

A The answer is "Niroshi" which means lacquered goods or Japanese lacquer.

Q Yes, but what type of goods were lacquered?

A They were soup bowls and rice bowls and various Japanese style dining utensils, and tableware, all in Japanese lacquer.

Q Now these books, five hundred and forty, less fifty, what type of books were they?

A They were various types. Educational books were in the majority.

Q Japanese? A: Those in Japanese were in the majority.

MR. HUNTER: That is all, thankyou.

MR. HUCKVALE: There is just one question.

Q These goods at 439 Alexander Street, was a list of them given to the Custodian before you put them in there? A: No. I sent in a rough list, but not a detailed list.

Q Did you advise the Custodian what you were doing with your goods at the time of your evacuation--where you were storing them? A: Yes.

MR. HUCKVALE: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Sato Tsutae

NOV 28 1947
ACKNOWLEDGED

Kindly make arrangement for me that the hearing of my case and Vancouver Nippon Kyoritsu Go-Gakko maintenance Association to be held same day at Lethbridge because on my convenience to attend the hearing.
Tsutae Sato.

City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) 6 E½/3/E/183
City of Vancouver

50

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) Residence ~~Type of business~~
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $ 700.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 2,000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - - - - - - - - - - - - - - - - - - - - $ 2,700.00
(v) Amount at which Custodian sold property and credited your account - - $ 900.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1,800.00

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation
439 - 475 Alexander St., Vancouver, B. C.
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
School buildings

(c) How stored or packed at time of evacuation small articles packed in wooden boxes and card board cartons in a locked classroom, the windows of which were boarded up. Report of the circumstances made at this time to the custodian. Furniture and larger articles stored in the same place.

(over)

IN THE MATTER OF a Commission to Investigate Claims of ... for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Case 501

10353

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME SATO (Print) Surname Tsutae Given Name (RCMP) Reg. No. 00010

(2) Pre-Evacuation Address 1828 Pandora St., Vancouver, B. C.

(3) Present Address College Heights, Lacombe, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) 1828 Pandora St., Vancouver, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) 6 E½/3/E/183
City of Vancouver

50

(c) Type of Real Property (cross out words which do not apply):

(i) ~~Farm~~
(ii) Residence ~~Type of business~~
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $ 700.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 2,000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - - - - - - - - - - - - - - - - - - - - $ 2,700.00
(v) Amount at which Custodian sold property and credited your account - - $ 900.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1,800.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
439 - 475 Alexander St., Vancouver, B. C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
School buildings

(c) How stored or packed at time of evacuation small articles packed in wooden boxes and card board cartons in a locked classroom, the windows of which were boarded up. Report of the circumstances made at this time to the custodian. Furniture and larger articles stored in the same place.

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") _____

~~Custodian~~

(e) Itemized description of personal property which is the subject of the claim:

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $ 1,071.28

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - $ 2,871.28

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Lethbridge

(b) Do you require the services of an interpreter at the hearing? Yes or no no

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA )
of )
TO WIT: )

I, Tsutae Sato of the Post Office
of College Heights, Lacombe in the Province of Alberta School teacher
DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the town )
of Lacombe )
in the Province of Alberta )
this 24th day of November )
A.D. 1947. )

Tsutae Sato

A ~~Commissioner &c.~~ Notary Public in & for the Province of Alberta

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

(e)

| | | Numbers (Left when evacuation) | Numbers (received in June 1944) | Value |
|---|---|---|---|---|
| 1. | Desk | 1 | | $20.00 |
| 2. | Tables | 3 | | 45.00 |
| 3. | Cupboards | 3 | | 45.00 |
| 4. | Dinnette set | 5 pcs. bought 1928. | | 45.00 |
| 5. | Sofa | 1 | | 20.00 |
| 6. | Kitchen chairs | 5 | | 20.00 |
| 7. | Dresser | 1 | | 20.00 |
| 8. | Book shelves | 2 had glass doors. | | 20.00 |
| 9. | Picture frames | 7 | | 21.00 |
| 10. | Phonagraph records | 40 | 20 | 30.00 |
| 11. | Record cases | 4 | 2 | 3.00 |
| 12. | Electric cooking stove | 1 | | 40.00 |
| 13. | Electric iron | 1 | | 5.00 |
| 14. | Chinawares | 5 boxes | 1 box | 40.00 |
| 15. | Lacquered goods | 25 pcs. | 5 pcs. | 30.00 |
| 16. | Books | 544 educational books majority Japanese | 50 | 496.00 |
| 17. | Micellaneous (2 big boxes, clothings, cushions, table cloths, flower vases, ornaments, trays, ash trays, carpenter tools, etc. ) | | | 175.00 |
| | Total | | | $1,075.00 |
| | Less amount at which Custodian sold and credited | | | 3.72 |
| | | | | 1,071.28 |

SATO T.
(Claimant's Name)

**REAL ESTATE**
(Other than farm)

00010
Reg. No.

| Type of Premises (e.g. House, Store, etc.) | No. of Rooms | Type of Finish | Use of Premises | Size of Lot | When Purchased | Date of Purchase |
|---|---|---|---|---|---|---|
| House | 7 rooms and bath room, pantry. | Two storey frame building with shingle roof. | Dwelling | 24 x 122 | 1937 | September |

| Type of Locality | Cost Price | Improvements made by Claimant | Estimated Value Date of Sale |
|---|---|---|---|
| Residential place | $600.00 (A) | $450.00 (B) Improvements made in 1938. | $2,700.00 (C) |

EXHIBIT No. 501-1
DATE 2 apl 1948
FILED BY
W.E. Brackvale

Comments re upkeep of premises:

| | |
|---|---|
| Tax | $32.00 |
| Water rate | 14.00 |
| Fire Insurance (3 years) | 11.00 |
| Repairs | |

Comments re Appraiser's report not covered above:

(A) Cost price $600.00 plus lawyers fee, tax etc)
Owner died and widow had to move other place
that is why price was so cheap.

(B) Improvements made by claimant $450.00.

| | |
|---|---|
| 1. Roof,tar on the roof,gutter,chimney etc. | $150.00 |
| 2. Foundation,flooring of front & rear verandah board of side,window frames, fence etc. | 75.00 |
| 3. Paint (outside of the house)varnish inside | 90.00 |
| 4. Install bathtub,toilet tank,water pipe | 50.00 |
| 5. Plaster and paint of bathroom etc. | 35.00 |
| 6. Wire fence of chicken yard | 10.00 |
| 7. Wallpaper | 40.00 |
| | 450.00 |

(C) Estimated value date of sale $2,700.00

1. Custodian advised (quote from letter of April 22, 1944)
"The insurance on the dwelling has been increased to $2,000.00 to be in line with the present insurable value of the property."
2. Mr. Stuart, A.E.Austin Co. advised (quote from his letter of Feb.17/48)
"Revising the 1944 valuation, I believe the near correct value would be: House $2,250.00 to $2,450.00 and land $400.00"
3. Mr. Finskar, who bought my house listed to Archers Ltd. Vancouver, for sale August 26, 1947, price at $3600.00 and he told me he sold the house, price at $3,500.00 to the present owner.
4. Mr. Stuart, A.E.Austin Co. advised (quote from his letter) "I would value the house today at $3,150.00 and the land at $450.00, a total of $3,600.00."
5. I think on above ground my estimate $2,700.00 is quite fair. Again I will quote from Mr. Stuart-
"Which ($2,700.00) is certainly not unreasonable but rather on the conservative side." "1944 price of $900.00 at which the Custodian sold it, I would say a give away price" (see picture)

Purchasers from Custodian were the tenants to whom the Custodian rented at $25.00 per month. Mr. Finskar told me in Sept. 1947 that he sold house for $3500.00

T. Sato
Signature

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO
FILE No. 10353

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

April 22nd,1944

EXHIBIT No. 5-01-2
DATE 2 apl 1948
FILED BY W.E. Hinchcliffe

Mr. Tsutae SATO,
Registration No.00010,
College Heights,
Lacombe, Alberta.

Dear Sir:

Re: Legal & General Assurance
Policy No.13827

The above numbered policy has been issued to cover for $2,000.00 on dwelling situate on your property described as being No. 1828 Pandora Street, Vancouver, B. C. This is renewing Palatine Policy No. 383227. The insurance on the dwelling has been increased to $2,000.00 to be in line with the present insurable value of the property.

House only
(Land )

The premium for three years, amounting to $11.00 is being paid to the Insurance Company and charged to your account.

Yours truly,

S.M.Gibson

S.M.Gibson
Insurance Department

SMG:KT

7
火災保険 三年

No. 5

C. J. LOEWEN
NOTARY, PUBLIC

A. ROUT HARVEY

# LOEWEN & HARVEY, LIMITED

FIRE. CASUALTY. BURGLARY
AUTOMOBILE. PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE. STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON. ENG.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER. B.C.

June 12th, 1944.

Department of The Secretary of State,
Office of The Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg,
Granville & Hastings,
Vancouver, B.C.

EXHIBIT No. 501 - 3
DATE 2 apl 1948
FILED BY J. W. G. Brunder

Dear Sir:

Re: Catalogue No. 169 - 1828 Pandora Street,
East ½ of Lot 6, Block 3, Subd. "E" of
District Lot 183.

This half Lot is 24.7 x 122 feet, on the South side of Pandora Street, between Salsbury and Victoria Drives. It is about four feet above street level and slopes up slightly towards a 20 foot lane at the rear. Cement steps lead from the front sidewalk, and a cement walk, badly cracked. to the front of the house. Cement posts holding the gate are loose. A wire fence is across the front, wood posts rotten - solid board fence on East side, full length of the lot. Picket and solid fence on West side. At the rear is a tumble down woodshed of no value.

The house consists of a two (2) and one (1) storey frame building with shingle roof, siding walls and shingle gables. The roof, eaves and down-pipes are good. Paint is in fair condition only. There is no basement and foundations are cement block with wood post. Some of these wood posts are rotting, and base boards loose. The front verandah rail and posts are loose and the sides of the front steps too.

Rooms consists of an Entrance Hall and stair - living-room, without fireplace - arch to dining-room, kitchen and pantry with sink - hot and cold water from exposed piping. The kitchen and pantry are a one (1) storey addition. Off the end of the hall is a small storage or bedroom. Upstairs are three (3) bedrooms- 2 with small closets, and large bathroom with full standard plumbing.

Fir floors are not in good condition and the plaster is broken in several places - decoration is only fair. There is one (1) single flue brick chimney in the kitchen, with opening, in the bathroom for stove in upper hall.

In my opinion a fair valuation is $900.00 .

Yours faithfully,

A Rout Harvey.

MEMBERS OF VANCOUVER REAL ESTATE EXCHANGE

CABLE ADDRESS:
"AUSTIN," VANCOUVER
CODES:
WESTERN UNION AI

A.E. AUSTIN & CO. LTD.

TELEPHONE
MA RINE 2431

ESTABLISHED 1906

833 HASTINGS STREET WEST
VANCOUVER,
CANADA

EXHIBIT NO. 501-4
DATE 2 apl 1948
FILED BY W.E. Brockwell

February 17th 1948.

Mr. T. Sato,
College Heights,
Lacombe, Alberta.

Dear Mr. Sato:

Re: 1828 Pandora Street.

Your letter of the 13th instant in respect to above property received this morning and note your points in question.

Now for my own information. What month and year did the Custodian sell your house? I understand it was in July of 1944.

1. Revising the 1944 valuation, I believe the near correct value would be:- House $2250.00 to $2450.00 and Land $400.00.

2. The Market value is definitely higher than the Fire insurable value, and especially on a rising market which was quite visible in 1944. If, as your say, the Custodian appraised the insurable value that year at $2000.00 the market value of the house, exclusive of the Lot, would be between $2250.00 to $2450.00, and could be 25% to 30% higher than the insurable value.

3. I misunderstood your reference in respect to your third question in your letter of the 4th instant. I noted the Custodian sold your house in July 1944 for $900.00. I was under the impression that the owner sold it the same year for $3500.00. In your letter of the 13th instant you stated it was sold to the present owner for $3500.00 last year (1947), an increase in value of almost 400% over the 1944 price of $900.00 at which the Custodian sold it. I would say a give away price.

4. I further note your are now claiming for your former home sold by the Custodian $2000.00 for the House and $700.00 for the land, which is certainly not unreasonable but rather on the conservative side.

Mr. T. Sato February 17th 1948.

I would value the House to-day at $3150.00 and the Land at $450.00 - a total of $3600.00.

I trust this information may be a reasonable basis to your claim.

Yours truly,

M. A. Stuart

MAS/MO.

SATO T.
(Claimant's Name)

**PERSONAL CHATTELS**

00010
Reg. No.

| Description of Major Items (and particularly of goods lost, stolen or destroyed) | Approximate Date Purchase | New or Used When Purchased | Price Paid | Condition when Evacuated | Estimated value at Date of Evacuation |
|---|---|---|---|---|---|
| 1 Desk (6 Drawer) | 1930 | New | $30.00 | Good | $20.00 |
| 3 Tables | 1938, 35, 33 | " | 60.00 | " | 45.00 |
| 3 Cupboards | 1938, 36, 32 | " | 60.00 | " | 45.00 |
| Lacquered goods | About 1928-33 & 41 | " | 38.00 | " | 30.00 |
| Miscellaneous, | various years, beginning 1928. | " | 250.00 | " | 175.00 |
| Books | | " | over 700.00 | 100 brand new | 496.00 |
| Electric Cook Stove | 1941 | used | 40.00 | good | 40.00 |

Description of Storage of Goods:

All chattels claimed for left at 439 Alexander Street. Property boned with name on bones. Custodian had key. In 1944 I went to this address with Custodian's permission and found rooms in which my goods were stored empty.

EXHIBIT No. 501-5
DATE 2 apl 1948
FILED BY W. E. Barchvale.

General Statement as to Chattels not Described above:

Item 4 cost $50.00 in 1928
" 5 " 30.00 " 1925
" 6 " 30.00 " 1924
" 8 " 2 Bookshelves, one cost $27. one $5.00

Item 9 - Cost Approx. $32.00
" 10 About 12 were English (all Red Seal)
" 11 Cost $2.00 each
" 13 " 8.00
" 14 " 55.00

Additional Comments, if any:

Re Claims Analysis Comment (2) When I went to 439 Alexander Street a representative of the Custodian's Office went with me. No other articles were removed by me except those listed.

T. Sato
Signature

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 10353 EXHIBIT No.

NAME Tsutae SATO REG. No. 00010

| DATE | INVENTORY | DETAILS OF CLAIM | | | SALES | | SOLD WITH REAL PROP. | DECL. NOT FOUND |
|---|---|---|---|---|---|---|---|---|
| DECLARATION June 2/42 | TAKEN BY ✓ | | | | AUCTION | TENDER &c | | |
| EVACUATION June 6/42 | DATE ✓ | | | | | | | |
| Stored at Bowmans Storage Ltd. | NIL | List as follows, | | | | | | |
| 1 bedroom suite | | 1-Desk | 1 | 20.00 | | | | |
| 1 chest(clothing,silverware etc.) | | 2-Tables | 3 | 45.00 | | | | |
| 1 vacuum cleaner | | | | | | | | |
| 1 Box silverware,china & frames | | 3-Cupboards | 3 | 45.00 | | | | |
| 1 Trunk | | 4-Dinnette set | 5 pcs. | 45.00 | 4.00 | Dining table & 4 chairs | | |
| 1 Floor lamp | | | | | | | | |
| 3 pc.Chesterfield | | 5-Sofa | 1 | 20.00 | | | | |
| 2 boxes(house supplies) | | | | | | | | |
| 1 parcel frames | | 6 Kitchen chairs | 5 | 20.00 | | | | |
| Stored at 439 Alexander Street, in one room of | | 7-Dresser | 1 | 20.00 | | | | |
| this building, | | 8-Bookshelves | 2 | 20.00 | 25 | 1 Bookshelf | | |
| 3 tables | | | | | | | | |
| 3 cupboards | | 9-Picture frames | 7 | 21.00 | | | | |
| 1 Sofa | | | | | | | | |
| 2 Book shelves | | 10-Phono.records 40 less 20- | 20 | 30.00 | | | | |
| 7 Picture frames | | | | | | | | |
| 1 Dinnette suite | | | | | | | | |
| 5 Chairs | | 11-Record cases 4 less 2- | 2 | 3.00 | | | | |
| 1 Dresser | | | | | | | | |
| 40 Phonograph records | | | | | | | | |
| 4 record cases | | 12-Electric C/stove | 1 | 40.00 | | | | |
| 544 books | | | | | | | | |
| 1 Electric stove | | 13-Electric Iron | 1 | 5.00 | | | | |
| 5 boxes Chinaware lacquered goods(25 pc) | | 14-Chinawares 5 boxes less 1- | 4 | 40.00 | | | | |
| 1 Electric iron | | | | | | | | |
| 2 boxes miscellaneous articles". | | 15-Lacquered Goods, 25 pcs less 5 pcs- | 20 | 30.00 | 1.25 | 2 wooden stands | | |
| | | 16-Books 544 less 50= | 494 | 496.00 | | | | |
| | | 17- Misc.(2 boxes(big) clothings,cushions, table,clothes,flower vases, ornaments, trays,ash trays, carpenter tools,etc.) | | 175.00 | | | | |
| | | Gross total - | | 1075.00 | 5.50 | | | |
| | | | | less | 1.78 | Expenses | | |
| | | Less amount at which Custodian sold & credited | | 3.72 | 3.72 | | | |
| | | Net amount claimed | | 1071.28 | | | | |
| | | Gross Total | | 1075.00 | 5.50 | | | |
| | | Less "No record" | | 20.00 | | | | |
| | | | | $1055.00 | | | | |
| | | Claim Value in excess of chattel value of goods sold - | | | 52.50 | | | |
| | | "Unaccounted for" | | | 997.00 | See under "Remarks" | | |
| | | | | $1055.00 | 1055.00 | | | |

EXHIBIT No.
DATE
FILED BY

FILE No. 10353 EXHIBIT No. _____ CASE No. _____

REG. No. 00010 VENUE LETHBRIDGE

| SALES: AUCTION | SALES: TENDER &c | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO RECORD AT ANYTIME | ABANDONED | NO ACCOUNT, THEFT &c | UNSOLD | REMARKS |
|---|---|---|---|---|---|---|---|---|
| | | | | 20.00 | | | | We do not find a record of any desk-none was declared as Column 1 of Analysis. |
| 4.00 | Dining table & 4 chairs | | | | | | | Articles stored at Bowman's Storage Co. were made subject to his order. |
| 25 | 1 Bookshelf | | | | | | | (1)Articles stored at 439 Alexander Street were apparently with an assortment of chattels of the Japanese School there.These premises were broken into and ransacked and the goods there became badly mixed.The School file #10526 has been reported on and the claim and Master files are presently at Lethbridge,Alta.for presentation to the Commission. |
| 1.25 | 2 wooden stands | | | | | | | (2) It is noted that SATO had access to his chattels and those of the School in June 1944 and our records do not indicate just how many he removed at that time. We do have a record dated Feb.3/47 from him that he removed in June 1944, "50 books, 20 phonograph records, one box chinaware, one table,-cloth, and lacquered meal table". It may be that other articles were disposed of at that time. (3) In the absence from this office of the claim and Master files #10526 of the Japanese School, presently at Lethbridge, We are unable to say if any of the articles claimed by SATO in Column 3 of this Analysis are included in the Japanese School chattels Analysis. |
| 5.50 | | | | | | | | (4)All goods at 439 Alexander Street after "break-in" were removed to Custodian warehouse. These included chattels of Japanese School at 439 Alexander St. |
| 1.78 | Expenses | | | | | | | |
| 3.72 | | | | | | | | |
| 5.50 | | | | 20.00 | | | | (5) It would appear that only a few of the chattels declared by SATO on June 2,1942 ever came into the possession of the Custodian as the locked room at 439 Alexander St, in which they were stored was broken into and ransacked prior to removal of chattels from these premises to the Custodian warehouse. |
| 52.50 | | | | | | | | |
| 997.00 | See under "Remarks" | | | | | 997.00 | | |
| 1055.00 | | | | | | | | |

EXHIBIT No. 501-6
DATE 2 apl 1948
FILED BY J.W.G. Hunter

FORM "JP"

REAL ESTATE

BUREAU POWELL STREET

FILE No. 10353

# OFFICE OF THE CUSTODIAN

## JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

**PERSONAL INFORMATION**

NAME: SATO, Tsutae

HOME ADDRESS: Formerly...1828 Pandora St., Vancouver, B.C. Now at...475 Alexander St., Vanc'r, B.C.

REGISTRATION NUMBER 00010 SEX: Male AGE: 50

OCCUPATION: Principal of Japanese Language School.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Japanese Language School, 475 Alexander St., Vanc'r, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Hanako ✓ 10375 File 10395 No claims Jan 13/47

ADDRESS OF WIFE OR HUSBAND: 475 AlexandernSt., Vanc'r, B.C.

NAMES OF ANY LIVING CHILDREN: None

EXHIBIT No. 501-7
DATE 2 apl 1948
FILED BY J.W.G. Hamber

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: 1828 Pandora St., Vancouver, B. C. in the City of Vancouver, B.C. Lot 6E½/3 Blk E, D.L. 183

2. BUILDINGS AND OTHER IMPROVEMENTS: 2-storey, 7-rooms wooden frame dwelling house, 1-shack.

3. INSURANCE (Give particulars; state where policies are) $1,500.00 taken out with A. E. Austin & Co. Ltd. Company and policy unknown. Policy has been left with Pemberton Realty.

4. TAXES (Amount and where payable) $30.00 paid 1941 payable City Hall, Vanc'r B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Occupied since Apr 1. by Mr. Finsker - rent $25.00 monthly. Agent for this property - Pemberton Realty, 418 Howe St., Vanc'r, B.C.

"Box surrendered" May 26/1942 "(manager)
Jan 13/49

H0846.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Safety Deposit Box ~~12~~ 48 Canadian Bank of Commerce, Powell St., Branch, Vanc'r, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN None

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Stored at Bowman Storage Ltd., PowellmSt., Vanc'r, B. C. the followin

1-bedroom suite, 1-chest(clothing silverware etc.); 1-vacumm cleaner; 1-box(silver ware, china, & frames); 1-trunk; 1-floor lamp; 3-pc. Chesterfield; 2-boxes(house supplies) 1-parcel(frames).

Stored at 439 ~~Powell~~ Alexander St., Vanc'r, B. C. in one room of this building.

3-tables; 3-cupboards; 1-sofa; ~~2-book shelves;~~ 7-picture frames; ~~1-dinnette suite;~~ 5-chairs; 1-dresser; 40 Phono.records; 4-record cases; 544 books; 1-electric stove; 5-boxes chinaware; lacquered goods(25 pcs.); 1-elec. iron; and 2-boxes micellaneous articles.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

in care of Pemberton Ltd.

None

Sold 5/9/45 - Vancouver 51

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

FORM "JP"

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: Insurance is included with Building insurance mentioned on page 1. taken out with A. E. Austin, Vanc'r, B.C.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) $100.00 War Saving Certificates in Safety Deposit Box 48 Bank of Commerce, Powell St., Vancouver, B.C.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: $2000.00 Sun Life Assurance Co., beneficiary-Hanako (wife) Policy # unknown in Deposit Box 48 Bank of Commerce Powell St., Vanc'r. B. C.

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: 48 Bank of Commerce, Powell St., Vanc'r, B.C.

**LIABILITIES:**

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

**I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.**

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 2nd day of June 1942.

(Signature) T. Sato

A. McCallum
Witness

FOR DEPARTMENTAL USE

February 14th 1948.

The Custodian,
Department of Secretary of State,
675 W. Hastin s St.,
Vancouver, B.C.

Dear Sir,

Enclosed please find letter from T. Sato, College Heights, Lacombe, your file 10353, regarding valuation of his property. Probably you have already written this man in reply to his letter of Jan.27th which we forwarded to your office.

Yours truly,

Enc.
VW.

February 14th 1948.

Mr. T. Sato, Reg.No.00010,
College Heights,
Lacombe, Alta.

Dear Sir,

We have your letter of the 12th inst. We may say that when your letter of January 27th was received we forwarded it to the Custodian's office for attention, and no doubt you will be hearing from them regarding your request. We are also forwarding to the Custodian your letter received today. You will understand that we have none of the records pertaining to your property in this office.

Yours truly,

A. WATSON

SECRETARY.

VW.